

Single Family Residence **RESIDENTIAL**

5612 FREEMAN DR

ROCKLIN, CA 95677

\$668,322 TopHap Estimate · \$323 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,071 ft²

LIVING AREA

0.19 ac

LOT SIZE

1990

YEAR BUILT

2

PARKING

VALUATION

\$668K

\$622K low

\$714K high

Last Sale

\$369,000 · Jul 26, 2002

Est. Owner Equity

\$358,822

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$5,841 (2025)
Assessed Value	\$545,100
Previous Assessed	\$534,413

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	61 WILDFIRE	61 HEAT	46 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 26, 2009	Financing	Intrafamily Transfer			\$310K
Jul 26, 2002	Resale	Grant Deed	\$369,000	\$178	\$329K
Jul 26, 2001	Quitclaim	Quit Claim Transfer			\$22K
Jan 19, 2001	Quitclaim	Quit Claim Transfer			\$140K
May 13, 1999	Resale	Grant Deed	\$240,000	\$116	\$125K
Jul 30, 1990	Resale	Grant Deed	\$249,000	\$120	\$187K
Apr 26, 1990	Financing	Grant Deed			\$778K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.8 mi
Spring View Middle School	Middle	7–8	1.8 mi

Whitney High School	High	9–12	5.6 mi
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District: Rocklin Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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